

ADDRESS CHART			
LOT NUMBER	STREET ADDRESS	LOT NUMBER	STREET ADDRESS
A1	0101	A25	0101
A2	0102	A26	0102
A3	0103	A27	0103
A4	0104	A28	0104
A5	0105	A29	0105
A6	0106	A30	0106
A7	0107	A31	0107
A8	0108	A32	0108
A9	0109	A33	0109
A10	0110	A34	0110
A11	0111	A35	0111
A12	0112	A36	0112
A13	0113	A37	0113
A14	0114	A38	0114
A15	0115	A39	0115
A16	0116	A40	0116
A17	0117	A41	0117
A18	0118	A42	0118
A19	0119	A43	0119
A20	0120	A44	0120
A21	0121	A45	0121
A22	0122	A46	0122
A23	0123	A47	0123
A24	0124	A48	0124

BENCHMARK
 DESCRIPTION
 STATION 370R (1/4" REBAR)
 N169881.1794, E416566.7155 (FOR HORIZONTAL CONTROL ONLY)
 STATION IS LOCATED 0.45+ MILES NORTH OF RTE. 175
 AND 46'+ EAST OF THE EAST CURB OF SNOWDEN RIVER PARKWAY

BENCHMARK
 DESCRIPTION
 STATION 2542001 (CONCRETE MONUMENT)
 ELEV. 426.971 (FOR VERTICAL CONTROL ONLY)
 STATION IS LOCATED ON BG&E TRANSMISSION
 LINES 1060'+ S.W. OF DOBBIN ROAD

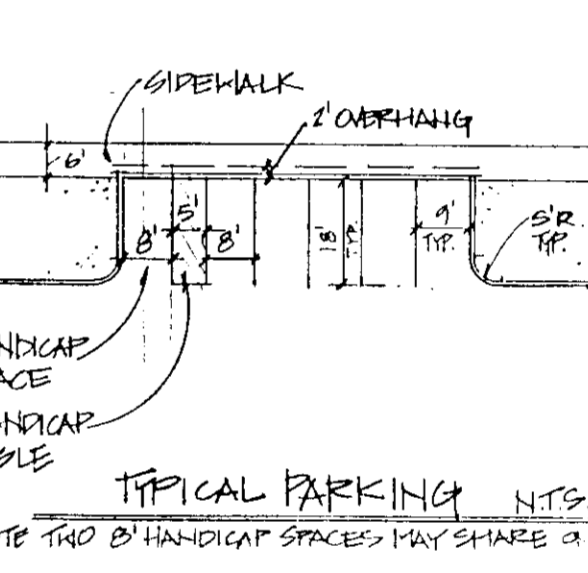
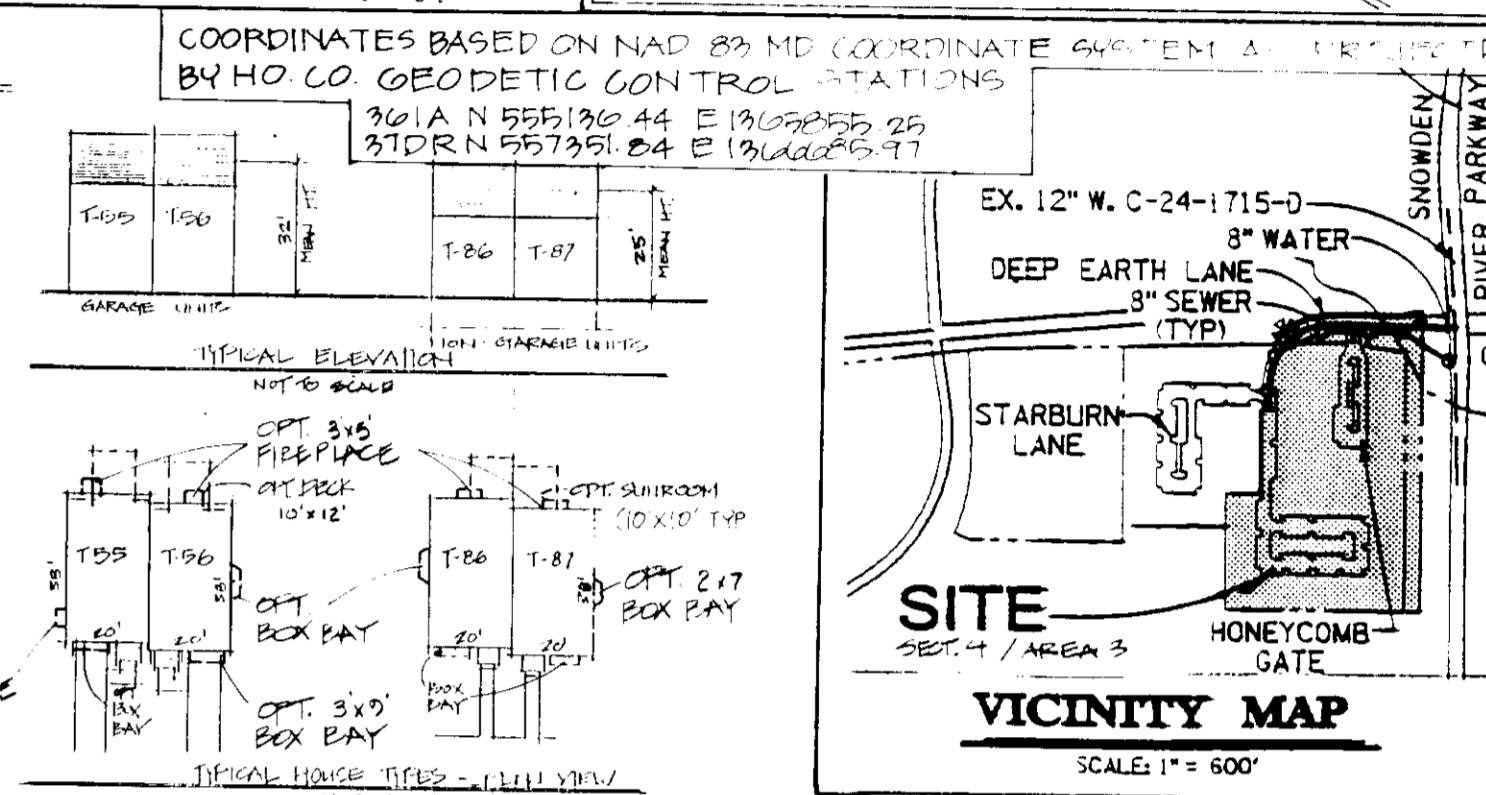
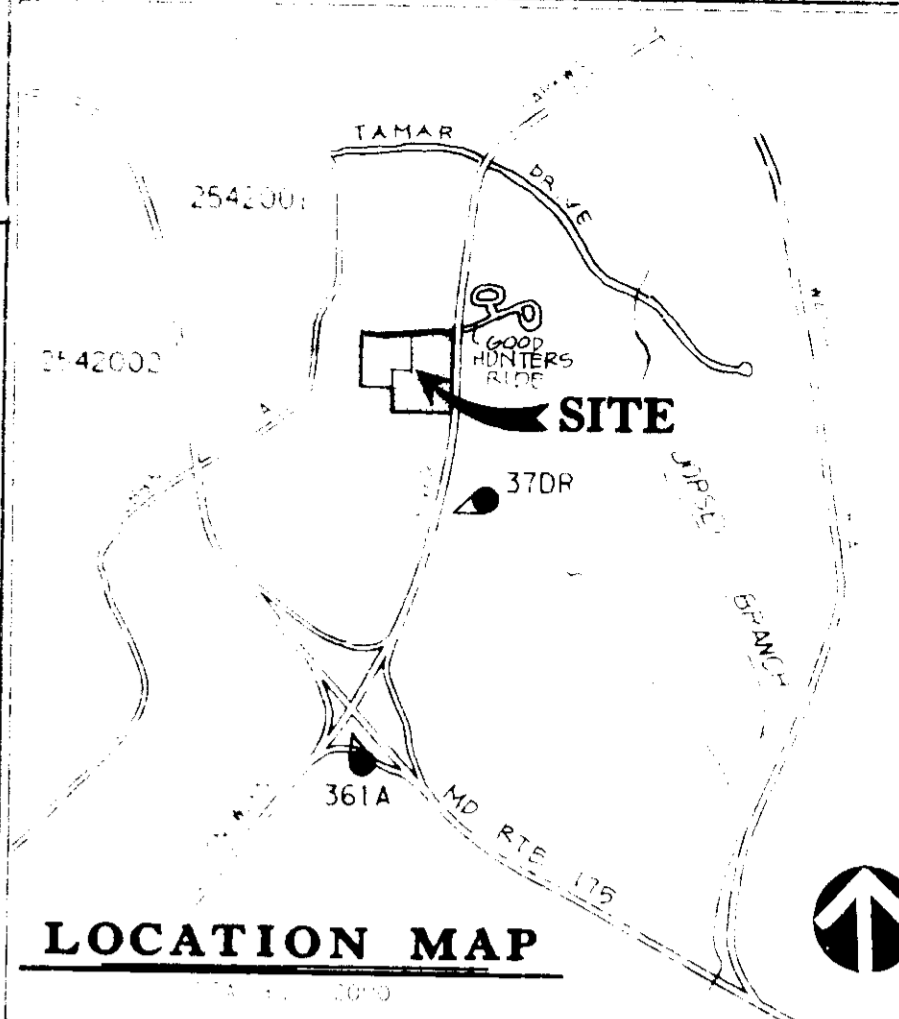
BENCHMARK
 DESCRIPTION
 STATION 361A (CONCRETE MONUMENT)
 N169205.9263, E416313.5118 (FOR HORIZONTAL CONTROL ONLY)
 STATION IS LOCATED AT THE SOUTHEAST CORNER OF THE
 INTERSECTION OF SNOWDEN RIVER PARKWAY AND RTE. 175
 5'-1" FROM CURB AND 5'-7" FROM GUARDRAIL END

BENCHMARK
 DESCRIPTION
 STATION 2542002 (CONCRETE MONUMENT)
 ELEV. 363.638 (FOR VERTICAL CONTROL ONLY)
 STATION IS LOCATED 1000'+ WEST OF RTE. 175
 ON TRANSMISSION LINE AT 0.4+ E. TOWER 1942
 NEAR HANOVERS RESTAURANT ENTRANCE

LOT 89
 VILLAGE OF LONGREACH
 SECTION 3 AREA 4
 PLAT #'S 10949 - 10952

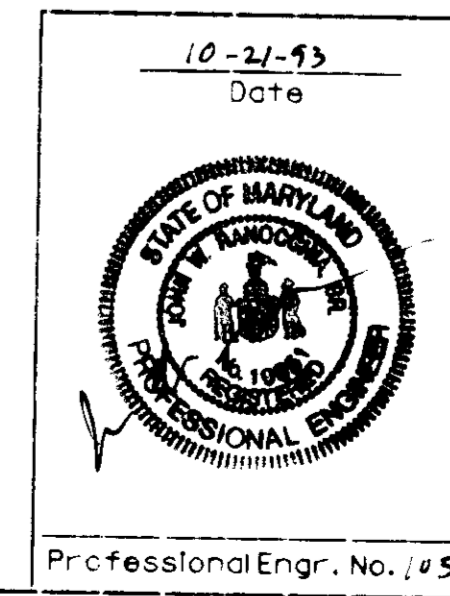
SITE ANALYSIS	
Area of Site	8,664 sq. ft.
Existing Zoning	New Town Plat 10949 Comprehensive Zoning Final Development Plan Phase 2D-A Requirements: 100' front setback
Proposed Use	Residential
Units Proposed	95
Minimum Parking Required	190
Parking Provided	218 Total
Common Surface Parking Spaces	190
Garage Parking Spaces	28
Total Open Space	1,297 sq. ft. (14.8%)
Unimproved Open Space	1,187 sq. ft. (13.6%)
Unit Type	Condo
T-50/T-56	740 sq. ft. 1,800 sq. ft.
T-60/T-67	889 sq. ft. 1,600 sq. ft.
Total Building Coverage	79,420 sq. ft. (91.1%)

Note: A minimum of 20' long driveway is required for one parking space.



- LEGEND:**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - VIA-CUT
 - FIRE LANE SIGN
 - 2" RB + GUTTER
 - 2" CURB + GUTTER FIRE LANE
 - STREET LIGHTS
 - MAIL BOXES
 - PATIO FENCE

SHEET INDEX	
SHEET	TITLE
1 OF 7	SITE DEVELOPMENT PLAN
2 OF 7	SITE DEVELOPMENT PLAN
3 OF 7	BED & EROSION CONTROL PLAN
4 OF 7	BED & EROSION CONTROL PLAN
5 OF 7	BED & EROSION CONTROL DTLS
6 OF 7	LANDSCAPE PLAN
7 OF 7	LANDSCAPE PLAN



APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 James M. Boyd, M.D., P.E.
 COUNTY HEALTH OFFICER
 DATE: 12-94

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 James M. Boyd, M.D., P.E.
 DATE: 2/1/94

APPROVED: GMA Summary
 GMA Summary
 CHIEF DIVISION OF LAND DEVELOPMENT AND RESEARCH
 DATE: 1/31/94

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE,
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS,
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 James J. Slum
 DIRECTOR
 DATE: 1/1/94

APPROVED: Robert S. Ryan
 CHIEF BUREAU OF ENGINEERING
 DATE: 1/15/94

VILLAGE OF LONGREACH
 SECTION 4, AREA 3, LOTS A1-A99

OWNER / DEVELOPER
 TRAFALGAR HOUSE
 8965 GUILFORD ROAD
 SUITE 290
 COLUMBIA, MARYLAND 21046

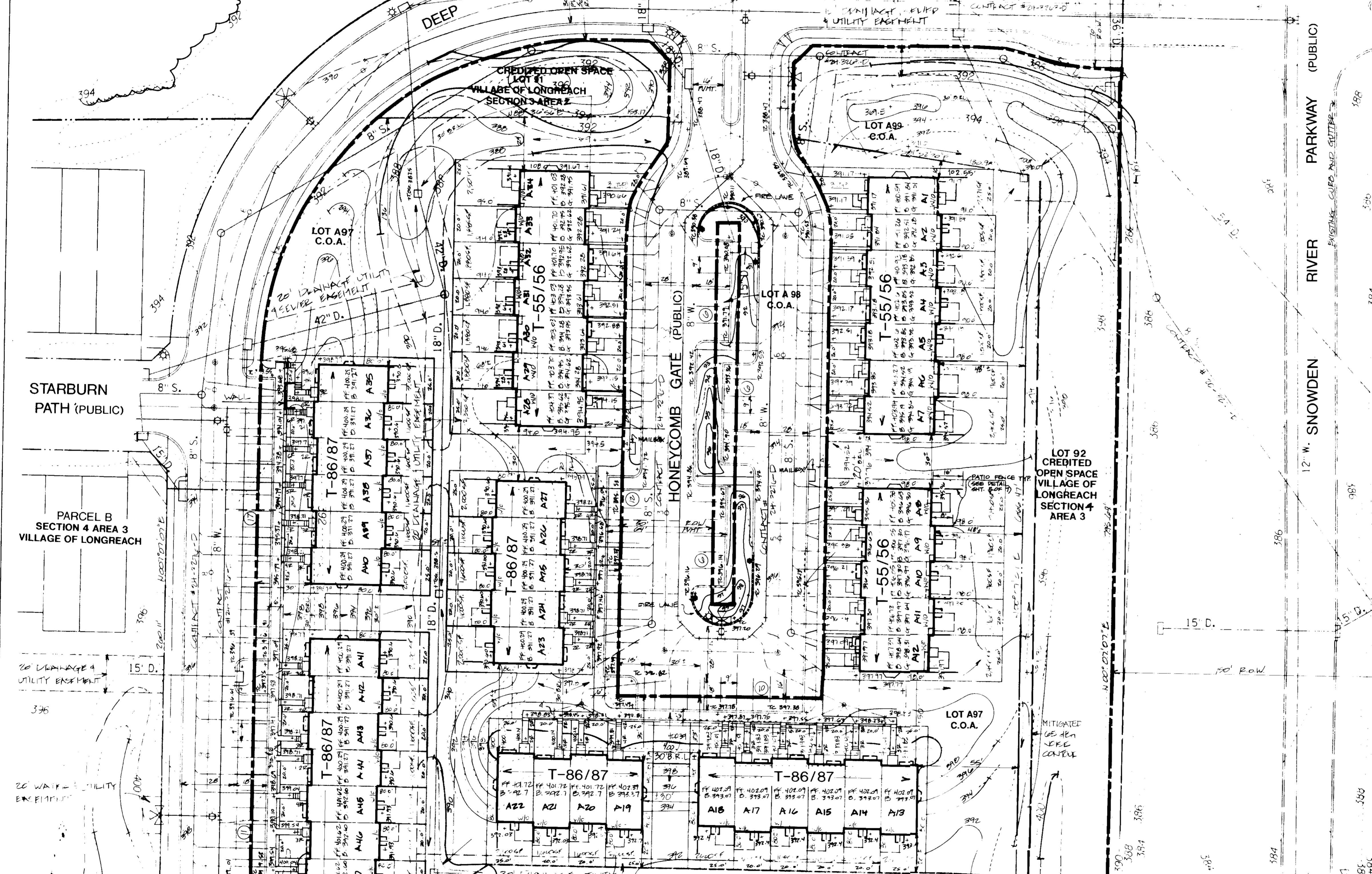
DMW
 Daft McCune Walker, Inc.
 A Team of Land Planners, Engineers, Surveyors & Environmental Professionals
 333 East Pennsylvania Avenue
 Annapolis, Maryland 21403
 410.296.3133
 Fax: 410.296.4795

SECTION	AREA	LOT	PLAT
110299	36 & 37	8066.02	

TITLE: **SITE DEVELOPMENT PLAN**

Des By	Scale	1" = 30'	Proj. No.	89088F
Drn By	Date	8/18/93		
Chk By	Approved	JWR		

Professional Engr. No. 1557



General Notes:

- All curb and gutter, roads and storm drains are to be constructed under contracts F-93-131.
- All water and sewer is to be constructed under contract 24-3276-D.
- The contractor shall verify all locations, dimensions and grades before proceeding with construction.
- The required 30-foot front BRL is reduced to a 20-foot BRL for units with integral garage units, per FDP 220-A.
- Department of Planning and Zoning reference file numbers: FDP Phase 220-A, FDP Phase 197-A-1-Part II, SP-93-110, F-93-130, F-93-131, WP-93-43.
- Stormwater management for this development provided on F-93-130
- Fire lanes are to be signed with sign RT-201 and FIRE LANE sign (detail on sheet 2 of 7). Curb is to be painted red and have "NO PARKING FIRE LANE" painted in white, alternating top and face of curb throughout the fire lane.

8. REFUSE COLLECTION: Houses with garages are to place refuse for collection at end of driveway. Non-garage units are to place refuse for group collection at designated areas clear of parking bays.

MATCH LINE A-A
 SEE SHEET 2 OF 7

ADDRESS CHART					
LOT NUMBER	STREET ADDRESS	LOT NUMBER	STREET ADDRESS	LOT NUMBER	STREET ADDRESS
A 49	6229 DEEP EARTH LANE	A 64	6239 DEEP EARTH LANE	A 79	6249 DEEP EARTH LANE
A 50	6231 " "	A 65	6241 " "	A 80	6251 " "
A 51	6233 " "	A 66	6243 " "	A 81	6253 " "
A 52	6235 " "	A 67	6245 " "	A 82	6255 " "
A 53	6237 " "	A 68	6247 " "	A 83	6257 " "
A 54	6239 " "	A 69	6249 " "	A 84	6259 " "
A 55	6241 " "	A 70	6251 " "	A 85	6261 " "
A 56	6243 " "	A 71	6253 " "	A 86	6263 " "
A 57	6245 " "	A 72	6255 " "	A 87	6265 " "
A 58	6247 " "	A 73	6257 " "	A 88	6267 " "
A 59	6249 " "	A 74	6259 " "	A 89	6269 " "
A 60	6251 " "	A 75	6261 " "	A 90	6271 " "
A 61	6253 " "	A 76	6263 " "	A 91	6273 " "
A 62	6255 " "	A 77	6265 " "	A 92	6275 " "
A 63	6257 " "	A 78	6267 " "	A 93	6277 " "

BENCHMARK
DESCRIPTION
STATION 31DR (1/4" REBAR)
ELEV. 428.911 (FOR VERTICAL CONTROL ONLY)
STATION IS LOCATED 0.45+ MILES NORTH OF RTE. 175
AND 46'+ EAST OF THE EAST CURB OF SNOWDEN RIVER PARKWAY

BENCHMARK
DESCRIPTION
STATION 2542001 (CONCRETE MONUMENT)
ELEV. 428.911 (FOR VERTICAL CONTROL ONLY)
STATION IS LOCATED ON BOYLE TRANSMISSION
LINES 1060'+ S.W. OF DOBBIN ROAD

BENCHMARK
DESCRIPTION
STATION 361A (CONCRETE MONUMENT)
ELEV. 416.313 (FOR HORIZONTAL CONTROL ONLY)
STATION IS LOCATED AT THE SOUTHWEST CORNER OF THE
INTERSECTION OF SNOWDEN RIVER PARKWAY AND RTE. 175
3'+ FROM CURB AND 5.7'+ FROM GUARDRAIL

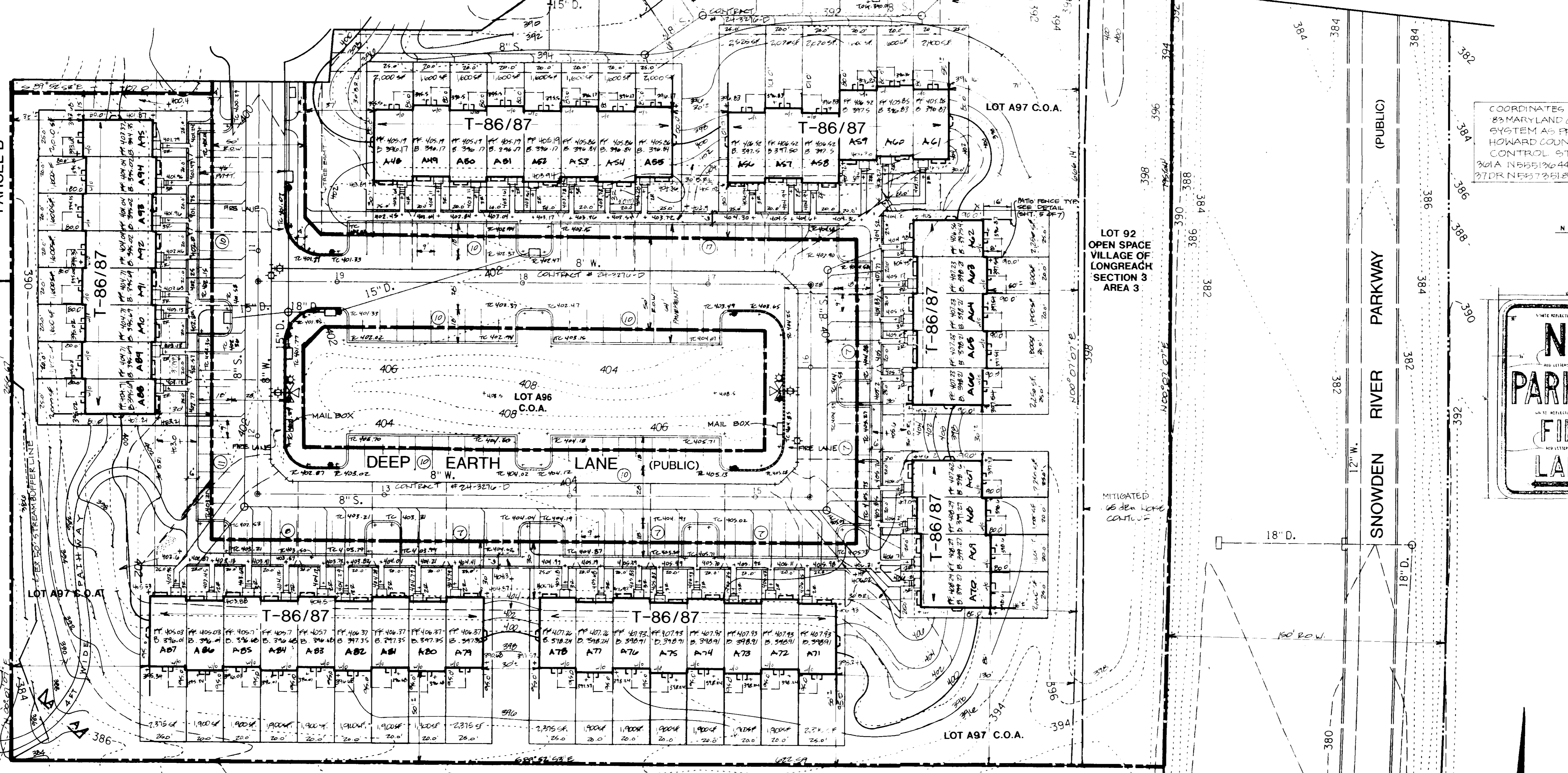
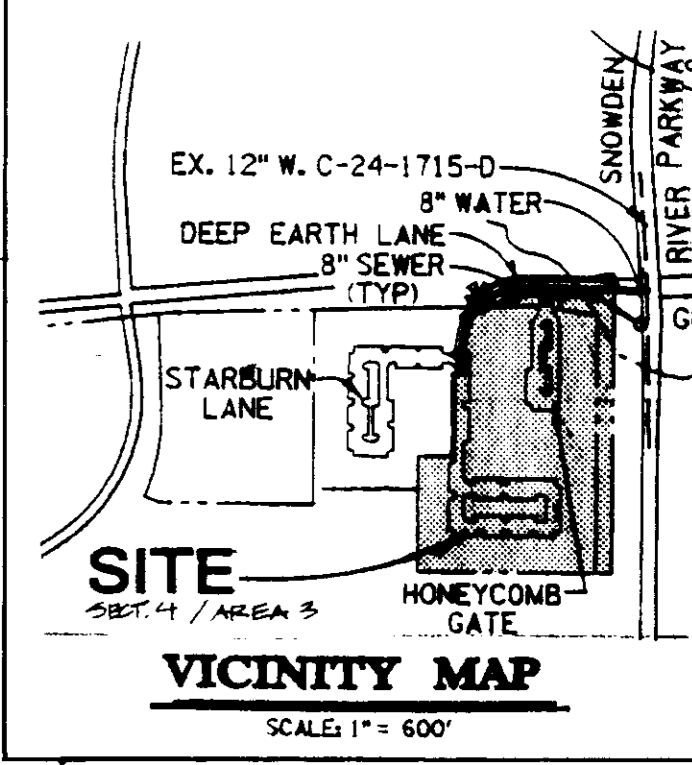
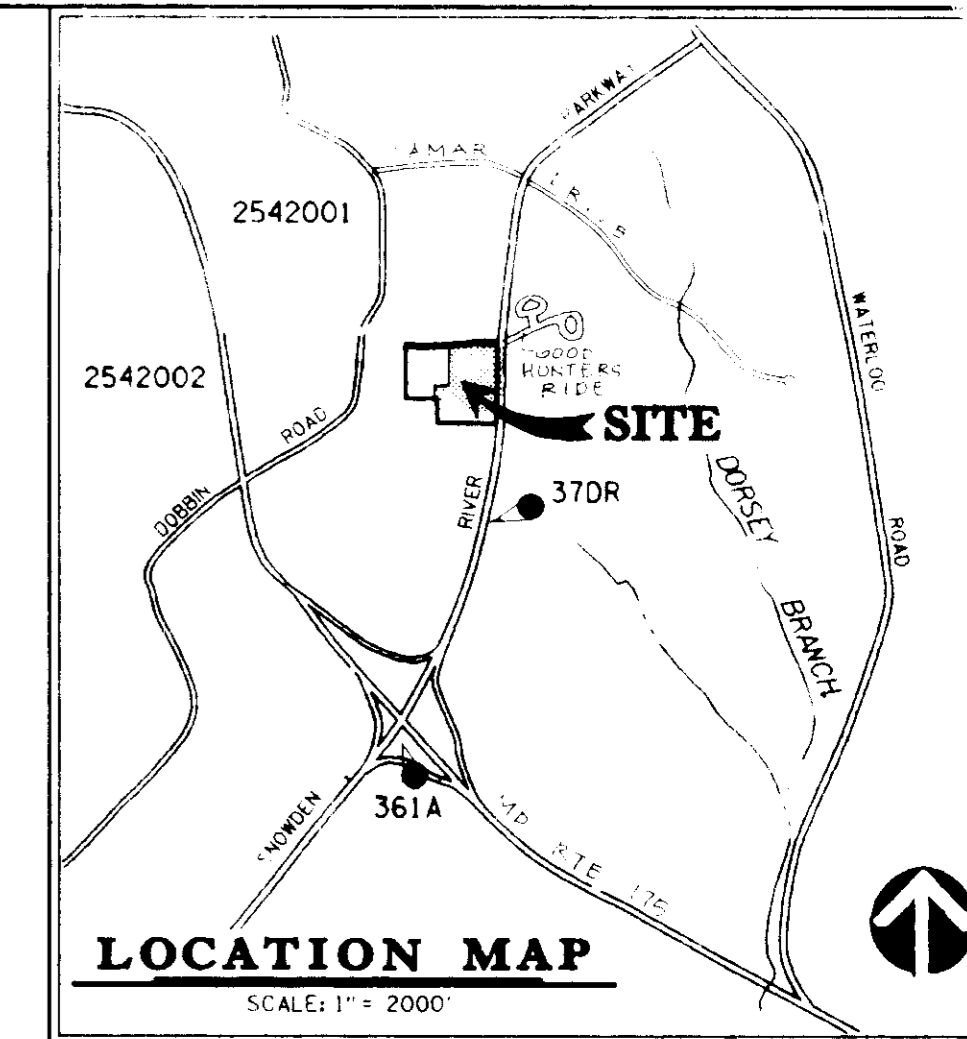
BENCHMARK
DESCRIPTION
STATION 2542002 (CONCRETE MONUMENT)
ELEV. 363.538 (FOR HORIZONTAL CONTROL ONLY)
STATION IS LOCATED 1000'+ WEST OF RTE. 175
ON TRANSMISSION LINE AT C & E TOWER 19'-E
NEAR HANOVERS RESTAURANT ENTRANCE

MATCH LINE A-A
SEE SHEET 1 OF 7

BENCHMARK
DESCRIPTION
STATION 2542001 (CONCRETE MONUMENT)
ELEV. 428.911 (FOR VERTICAL CONTROL ONLY)
STATION IS LOCATED ON BOYLE TRANSMISSION
LINES 1060'+ S.W. OF DOBBIN ROAD

BENCHMARK
DESCRIPTION
STATION 2542002 (CONCRETE MONUMENT)
ELEV. 363.538 (FOR HORIZONTAL CONTROL ONLY)
STATION IS LOCATED 1000'+ WEST OF RTE. 175
ON TRANSMISSION LINE AT C & E TOWER 19'-E
NEAR HANOVERS RESTAURANT ENTRANCE

SEWER HOUSE CONNECTION TABLE				
LOT	INV. AT E	MIN. G.	LOT	
A1	377.0	381.0	A17	385.5
A2	378.5	382.0	A18	385.5
A3	378.7	382.4	A19	385.1
A4	375.9	383.6	A20	385.3
A5	380.4	384.1	A21	385.0
A6	381.8	384.1	A22	384.9
A7	382.0	384.7	A23	384.5
A8	383.9	384.8	A24	384.7
A9	385.4	384.9	A25	384.6
A10	385.8	385.5	A26	384.2
A11	387.7	386.2	A27	384.5
A12	386.8	386.5	A28	384.7
A13	386.5	386.2	A29	384.8
A14	386.0	386.1	A30	384.8
A15	385.9	386.8	A31	384.7
A16	385.7	386.9	A32	384.2
A33	385.5	385.1	A39	384.6
A34	384.0	381.9	A40	384.7
A35	384.3	382.1	A41	384.2
A36	384.4	382.2	A42	384.5
A37	384.4	382.2	A43	384.5
A38	384.4	382.2	A44	384.6
A39	384.4	382.2	A45	384.6
A40	384.4	382.2	A46	384.6
A41	384.4	382.2	A47	384.6
A42	384.4	382.2	A48	384.6
A43	384.4	382.2	A49	384.6
A44	384.4	382.2	A50	384.6
A45	384.4	382.2	A51	384.6
A46	384.4	382.2	A52	384.6
A47	384.4	382.2	A53	384.6
A48	384.4	382.2	A54	384.6
A49	384.4	382.2	A55	384.6
A50	384.4	382.2	A56	384.6
A51	384.4	382.2	A57	384.6
A52	384.4	382.2	A58	384.6
A53	384.4	382.2	A59	384.6
A54	384.4	382.2	A60	384.6
A55	384.4	382.2	A61	384.6
A56	384.4	382.2	A62	384.6
A57	384.4	382.2	A63	384.6
A58	384.4	382.2	A64	384.6
A59	384.4	382.2	A65	384.6
A60	384.4	382.2	A66	384.6
A61	384.4	382.2	A67	384.6
A62	384.4	382.2	A68	384.6
A63	384.4	382.2	A69	384.6
A64	384.4	382.2	A70	384.6
A65	384.4	382.2	A71	384.6
A66	384.4	382.2	A72	384.6
A67	384.4	382.2	A73	384.6
A68	384.4	382.2	A74	384.6
A69	384.4	382.2	A75	384.6
A70	384.4	382.2	A76	384.6
A71	384.4	382.2	A77	384.6
A72	384.4	382.2	A78	384.6
A73	384.4	382.2	A79	384.6
A74	384.4	382.2	A80	384.6
A75	384.4	382.2	A81	384.6
A76	384.4	382.2	A82	384.6
A77	384.4	382.2	A83	384.6
A78	384.4	382.2	A84	384.6
A79	384.4	382.2	A85	384.6
A80	384.4	382.2	A86	384.6
A81	384.4	382.2	A87	384.6
A82	384.4	382.2	A88	384.6
A83	384.4	382.2	A89	384.6
A84	384.4	382.2	A90	384.6
A85	384.4	382.2	A91	384.6
A86	384.4	382.2	A92	384.6
A87	384.4	382.2	A93	384.6
A88	384.4	382.2	A94	384.6
A89	384.4	382.2	A95	384.6
A90	384.4	382.2	A96	384.6
A91	384.4	382.2	A97	384.6
A92	384.4	382.2	A98	384.6
A93	384.4	382.2	A99	384.6
A94	384.4	382.2	A100	384.6



NOTE: SEE SHEET 5 OF 7 FOR SECTION A-A

MATCH LINE A-A

MATCH LINE A-A

General Notes:

- All curb and gutter, roads and storm drains are to be constructed under contracts F-93-131.
- All water and sewer is to be constructed under contract 24-3276-D.
- The contractor shall verify all locations, dimensions and grades before proceeding with construction.
- The required 30-foot front BRL is reduced to a 20-foot BRL for units with integral garage units, per FDP 220-A.
- Department of Planning and Zoning reference file numbers: FDP Phase 220-A, FDP Phase 197-A-1-Part II, SP-93-110, F-93-130, F-93-131, WP-93-43.

6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS M.S.H.A. STANDARDS AND SPECIFICATIONS IF APPLICABLE.

7. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF CONSTRUCTION INSPECTION AT 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.

8. CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.

MISS UTILITY 1-800-257-7777
C & P TELEPHONE COMPANY 725-2976
HOWARD COUNTY BUREAU OF UTILITIES 313-4900
AT & T CABLE LOCATION DIVISION 393-3858
BALTIMORE GAS & ELECTRIC COMPANY 685-2123
STATE HIGHWAY ADMINISTRATION 631-5533

9. Stormwater management for this development provided on F-93-130

10. Fire lanes are to be signed with sign R7-201 and FIRE LANE sign (detail on sheet 2 of 7). Curbs are to be painted red and have "NO PARKING FIRE LANE" painted in white, alternating top and face of curb throughout the fire lane.

LEGEND:

EXISTING CONTOUR
PROPOSED CONTOUR
EXISTING TREE LINE
PROPOSED TREE LINE
WALK-OUT

DATE BY REVISIONS
08/14/93 JEG
10-21-93
Date

Professional Engr. No. 10551

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
James M. Boyd 1-24-94
PLANNING HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
James M. Boyd 2/1/94
DATE

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James M. Boyd 1/31/94
DATE

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James M. Boyd 1/14/94
DATE

VILLAGE OF LONGREACH
SECTION 4, AREA 3, LOTS A1-A99

OWNER / DEVELOPER

TRAFALGAR HOUSE
8965 GUILFORD ROAD
SUITE 290
COLUMBIA, MARYLAND 21046

DMW
Daft McCune Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue, Towson, Maryland 21286
410 286 3333
Fax 286 4705

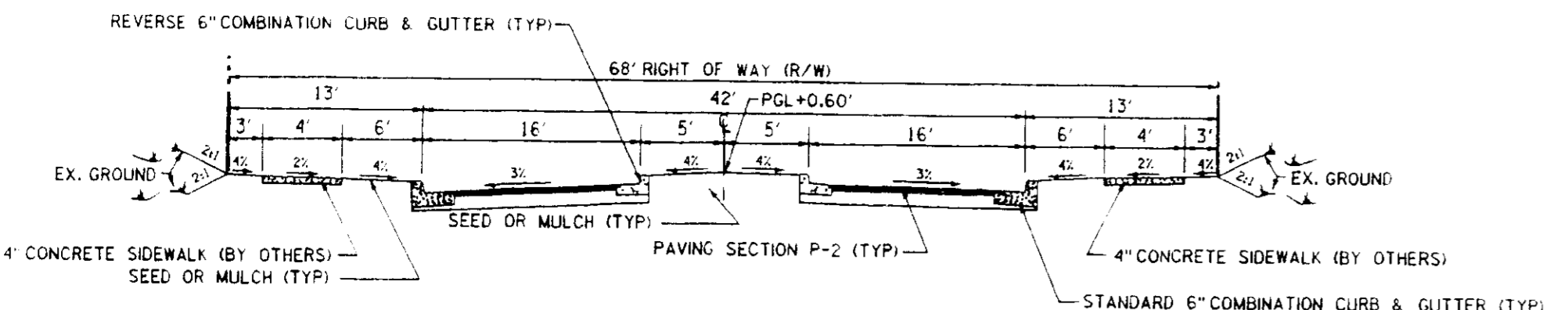
PROJECT NUMBER: 89088F
SECTION: 4/3
LOT: A1-A99
DATE: 10-21-93

TITLE

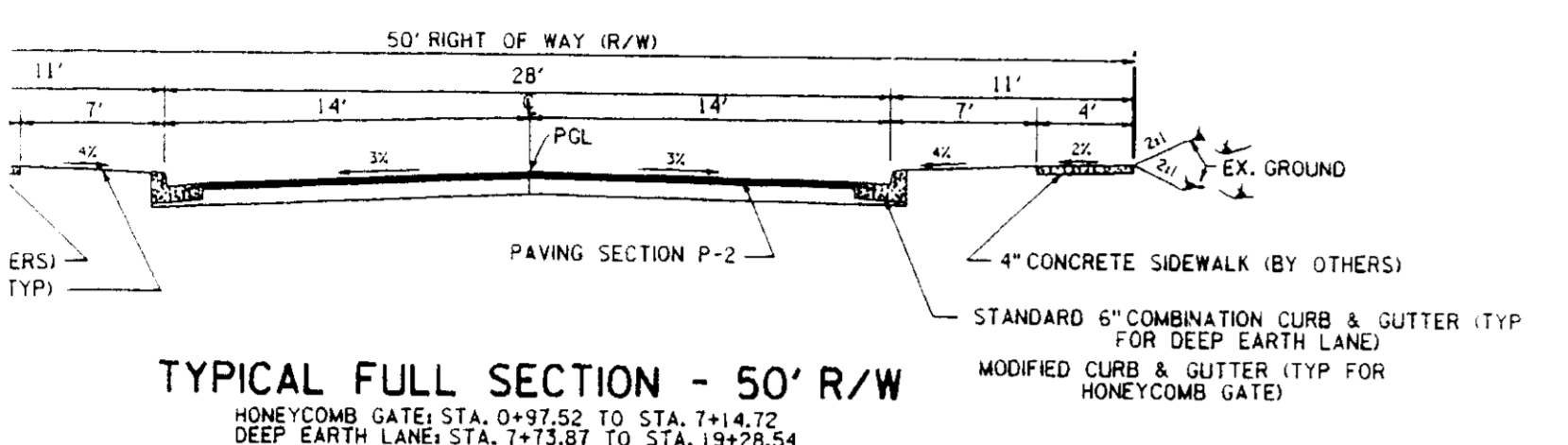
SITE DEVELOPMENT PLAN

Des By: JEG Scale: 1" = 30'
Drn By: JEG Date: 8/18/93
Chk By: FB Approved: JWR

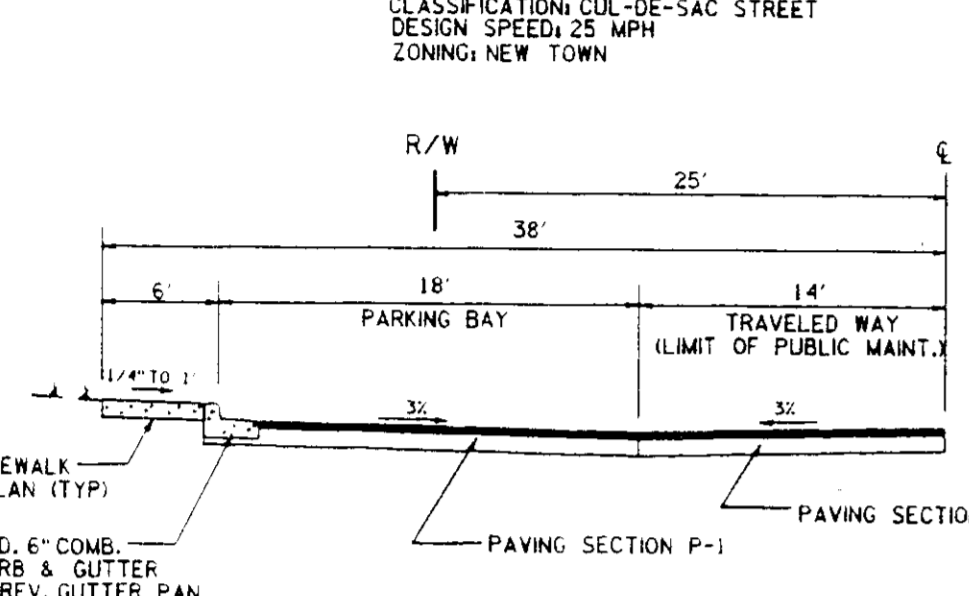
Proj. No. 89088F
2 OF 7



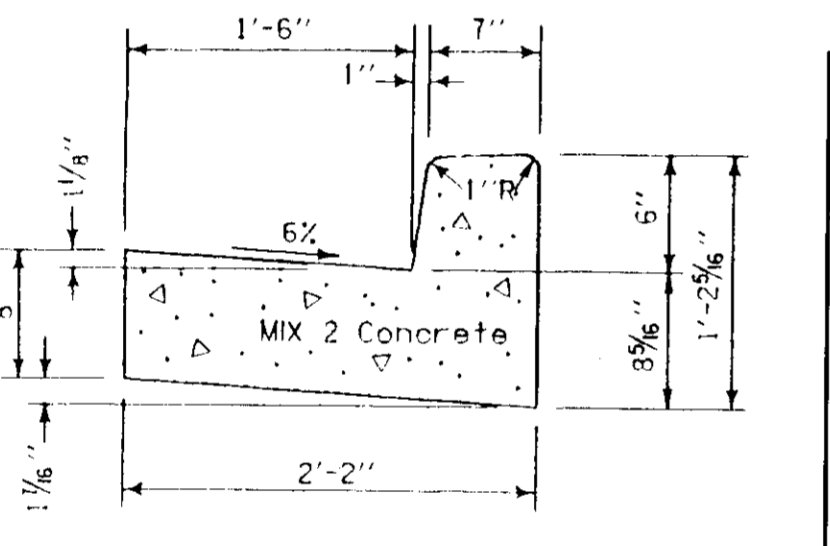
**TYPICAL PAVING SECTION
ENTRANCE TO HONEYCOMB GATE**
STA. 0+35 TO STA. 0+69.33
NOT TO SCALE



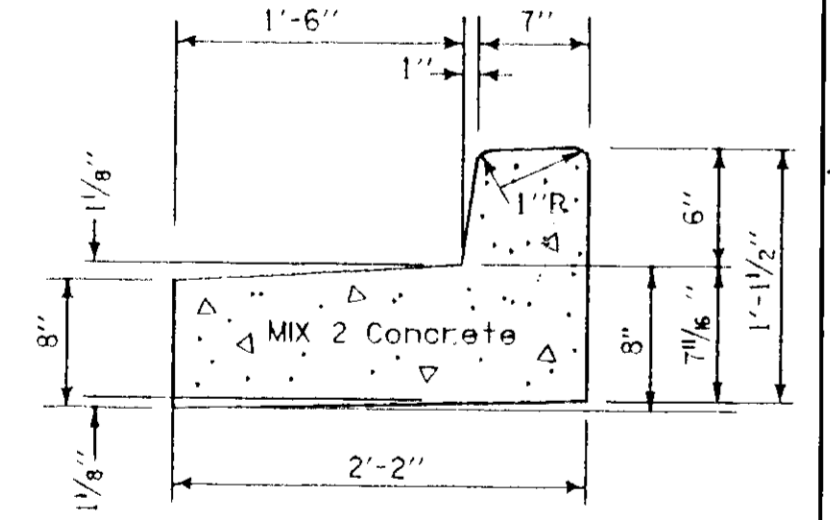
TYPICAL FULL SECTION - 50' R/W
HONEYCOMB GATE STA. 0+97.52 TO STA. 7+14.72
DEEP EARTH LANE STA. 7+73.87 TO STA. 19+28.54
NOT TO SCALE



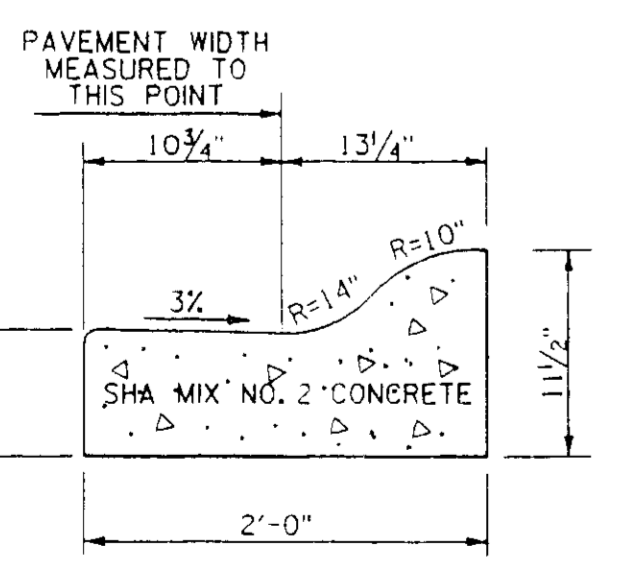
**TYPICAL HALF SECTION
PARKING ADJACENT TO PUBLIC ROADS**
HONEYCOMB GATE STA. 1+51.22 TO STA. 5+94.08
DEEP EARTH LANE STA. 7+43.87 TO STA. 19+28.54
NOT TO SCALE



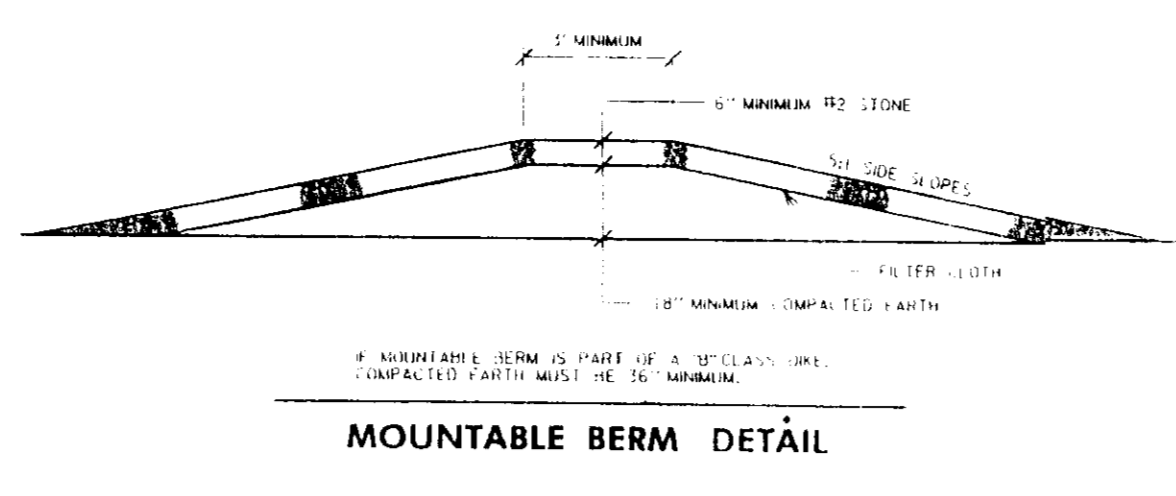
STANDARD 6\"/>



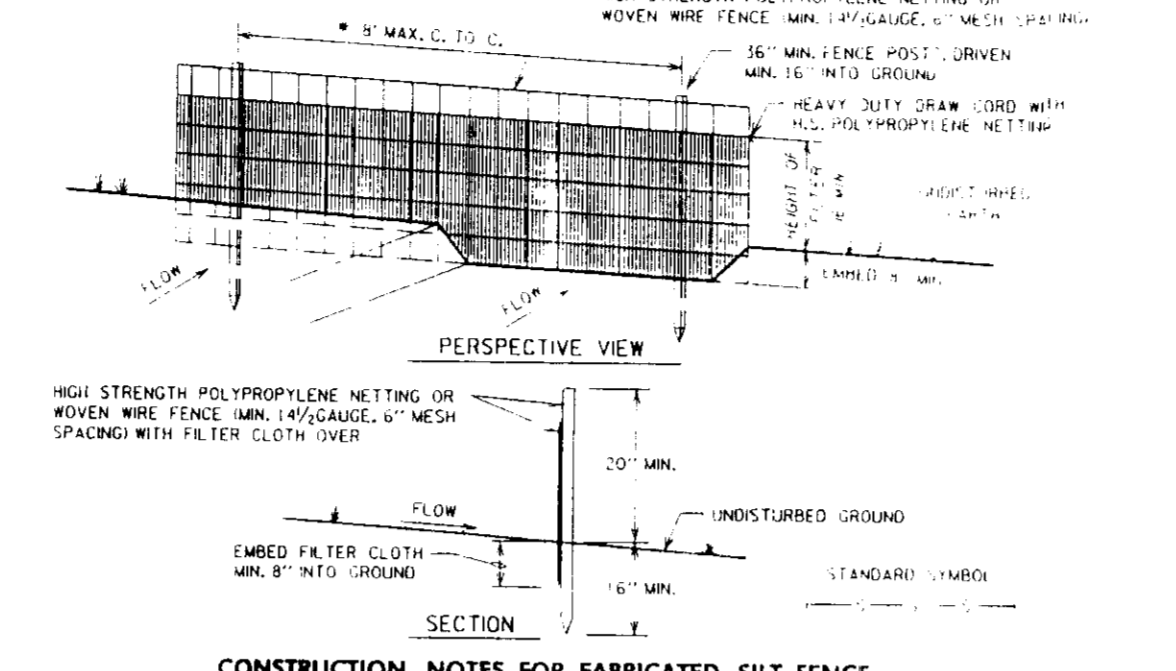
REVERSE 6\"/>



**MODIFIED CURB AND
GUTTER COMBINATION**
NO SCALE



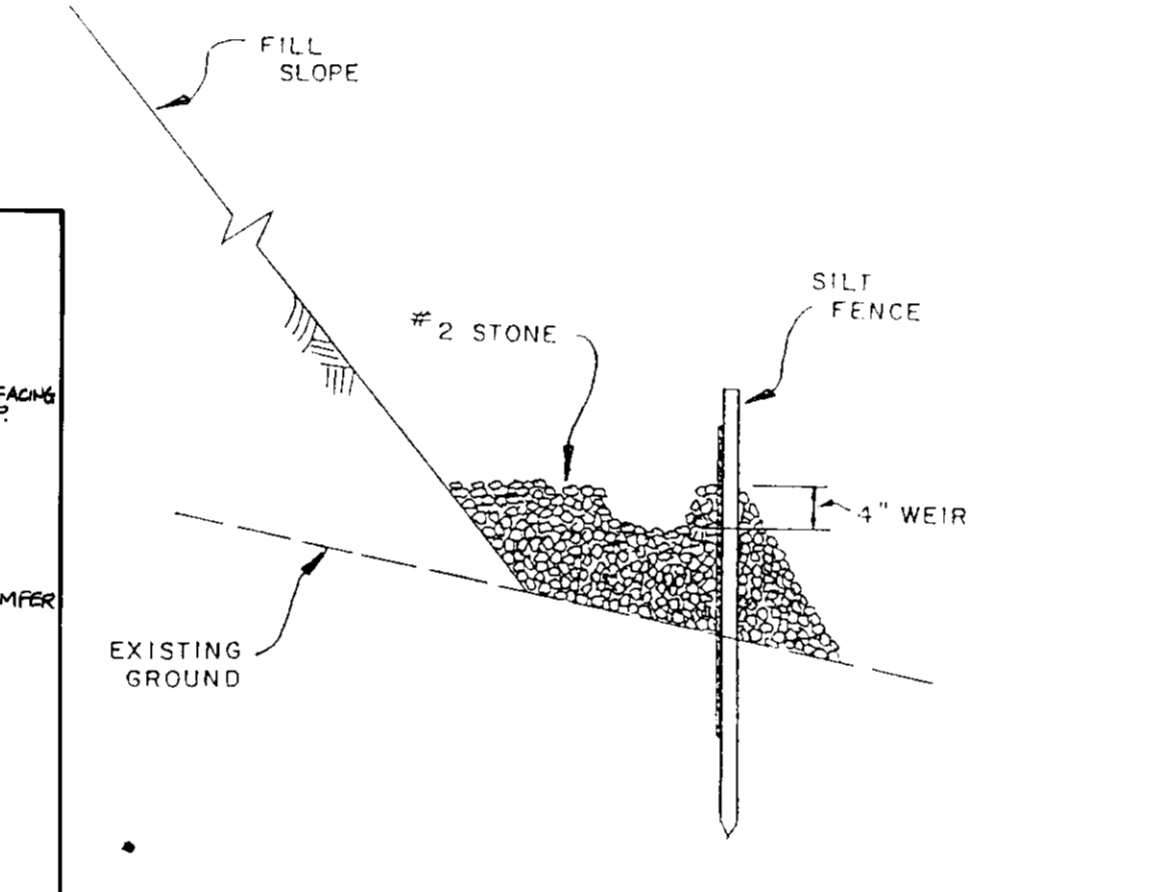
MOUNTABLE BERM DETAIL



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

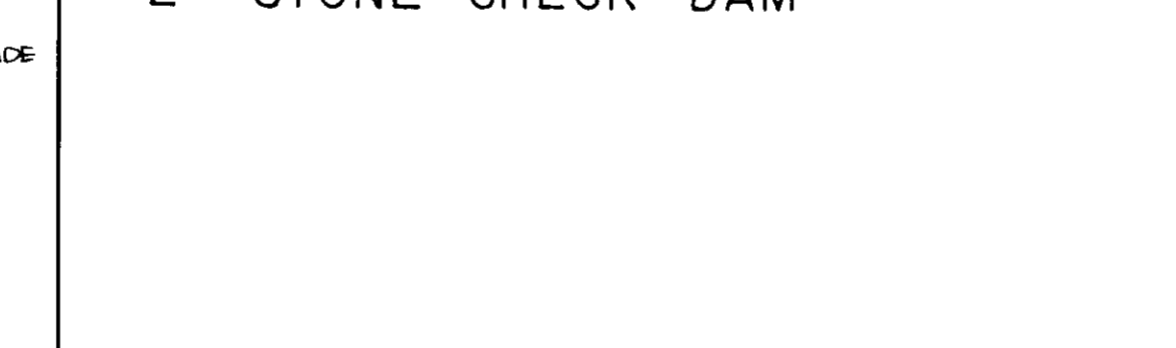
SILT FENCE

STD. SILT FENCE	SUPER SILT FENCE
2\"/>	2\"/>
12\"/>	24\"/>
24\"/>	36\"/>
50'-100' O.C.	50'-100' O.C.



SECTION VIEW
LIMITED USE WHERE SILT FENCE
DOESN'T FOLLOW COURSES

#2 STONE CHECK DAM

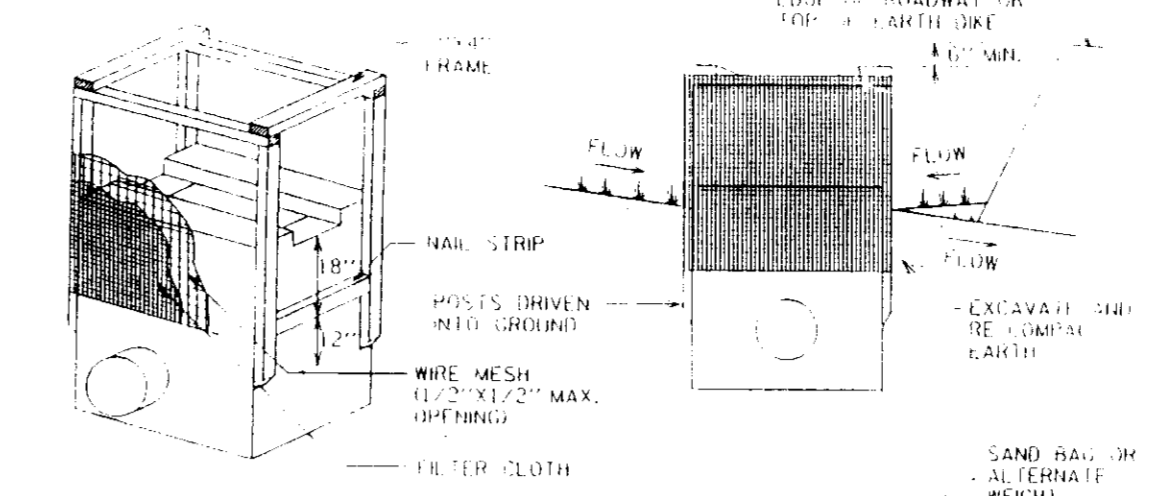


ELEVATION (N.T.S.)

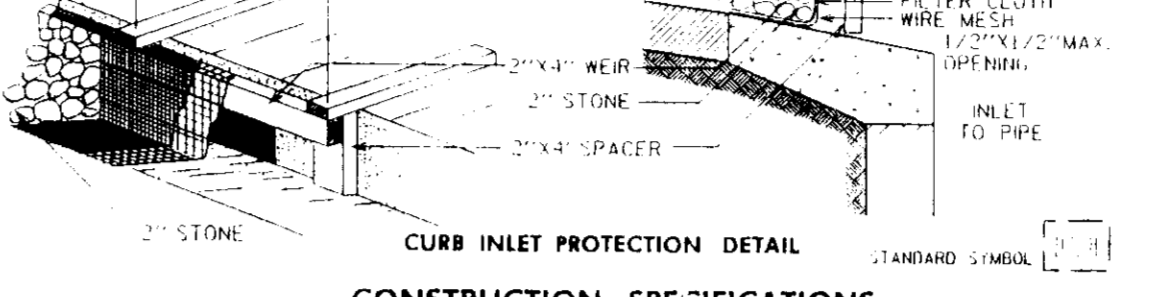
TEMPORARY SEEDING NOTES
Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.
Soil Preparation - Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.
Soil Amendments - Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).
Seeding - For the periods March 1 thru April 30, and August 15 thru October 15, seed with 1/2-1/2 bushel per acre of annual ryegrass (2.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (0.7 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well-anchored straw mulch and seed as soon as possible in the spring, or use seed.
Mulching - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of untreated wood free small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 4 ft or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.
Refer to the 1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control for additional rates and methods not covered.



PATIO FENCE DETAIL



SWALE INLET PROTECTION DETAIL



CURB INLET PROTECTION DETAIL

CONSTRUCTION SPECIFICATIONS

- Materials:
 - Modern frame is to be constructed of 2x4 construction grade lumber.
 - Wire mesh must be of sufficient strength to support filter fabric, and to support curb and gutter.
 - Filter cloth must be of sufficient strength to support curb and gutter.
 - Stone is to be 2 1/2\"/>
- Procedure:
 - Excavate completely around inlet to a depth of 18\"/>
- Curb Inlet Protection:
 - Place a continuous piece of wire mesh 120\"/>

INLET PROTECTION DETAIL

TEMPORARY METHODS

- Mulches - See standards for critical area stabilization with mulches only. Chemical or wood cellulose fiber binders may be used instead of asphalt to bind mulch material.
- Vegetative Cover - See standards for temporary vegetative cover.
- Spray-on Adhesives - On mineral soils (not effective on buckwheat). Keep traffic off these areas.

Water	Dilution	Type of Nozzle	Apply Gallons/Ac.
Asiomatic asphalt emulsion	7:1	Coarse Spray	1,200
Latex emulsion	10:1	Fine Spray	235
Rest-in-water emulsion	4:1	Fine Spray	300
- Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel type plow spaced about 12\"/>
- Irrigation - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed.
- Barriers - Solid board fences, snow fences, burlap fences, straw walls. Sales of hay and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 10 times their height are effective in controlling soil blowing.
- Calcium Chloride - Apply at rate that will keep surface moist. May need retreatment.

PERMANENT METHODS

- Permanent Vegetation - See standards for permanent vegetative cover, and permanent stabilization with seed. Existing trees or large shrubs may afford valuable protection if left in place.
- Topsoiling - Covering with less erodible soil material. See standards for topsoiling.
- Stone - Cover surface with crushed stone or coarse gravel.

PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent living vegetative cover is needed.
Soil Preparation - Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.
Soil Amendments - In lieu of soil test recommendations, use one of the following schedules:
1) **Disturbed** - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disk into upper three inches of soil. At time of seeding, apply 400 lbs per acre 50-10-10 fertilizer (9 lbs/1000 sq ft).
2) **Acceptable** - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disk into upper three inches of soil.
Seeding - For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs per acre (0.5 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by applying 2 tons per acre of well-anchored straw mulch and seed as soon as possible in the spring. Option (1) - Use seed. Option (2) - Seed with 60 lbs. Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.
Mulching - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of untreated small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 4 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.
Maintenance - Inspect all seeding area and make needed repairs, replacements and reseed.

Standard Sediment Control Notes

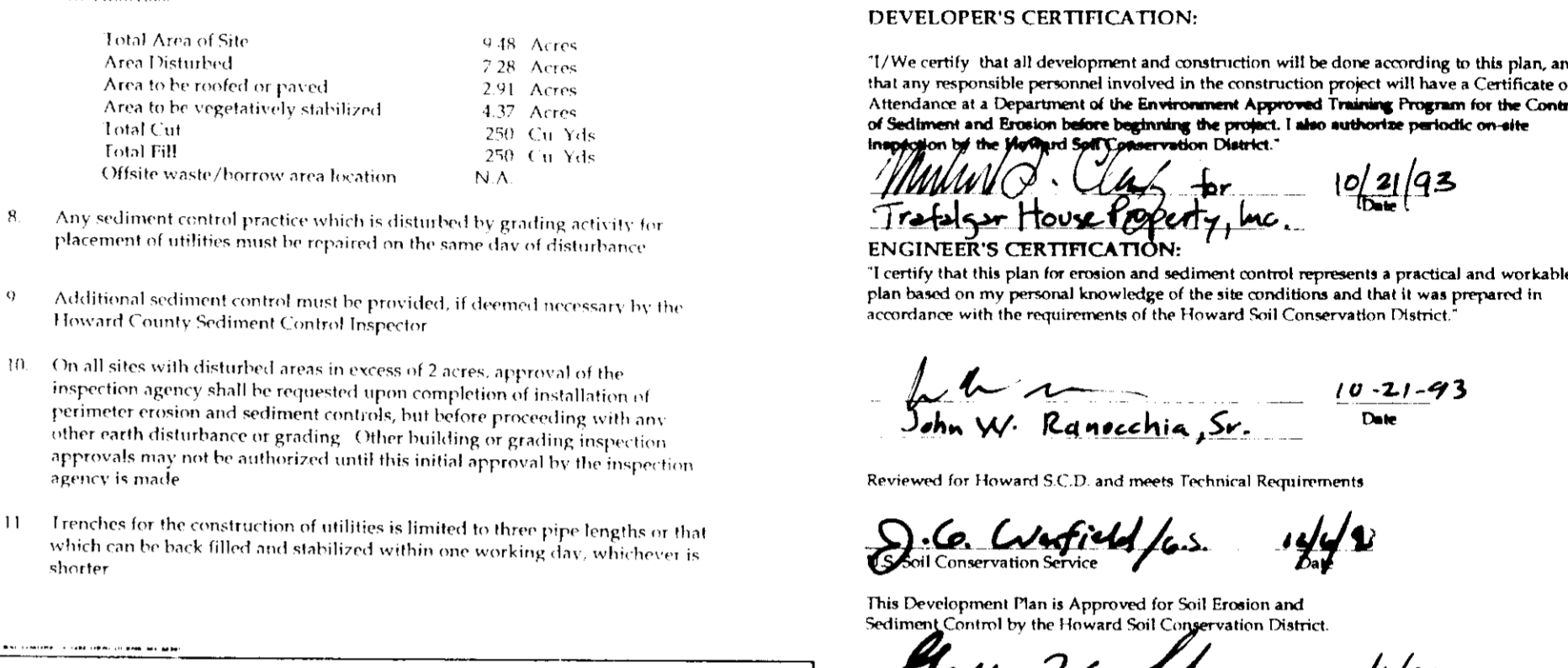
- A minimum of 48 hours notice must be given to the Howard County Department of Inspection, Licenses and Permits, Sediment Control Division prior to the start of any construction (31 CFR 185).
- All vegetative and erosion control practices are to be installed according to the provisions of this plan and are to be in accordance with the most current MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions thereto.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within a 7 calendar day for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1. 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL - Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding (Sec. 52), and Sec. 53) temporary seeding (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch shall only be done when recommended seeding dates do not allow for proper germination and establishment of seeding.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:

Total Area of Site	9.48 Acres
Area Disturbed	2.28 Acres
Area to be paved or paved	2.91 Acres
Area to be vegetatively stabilized	4.37 Acres
Total Cut	250 Cu Yds.
Total Fill	250 Cu Yds.
White Wash/throw area location	N/A

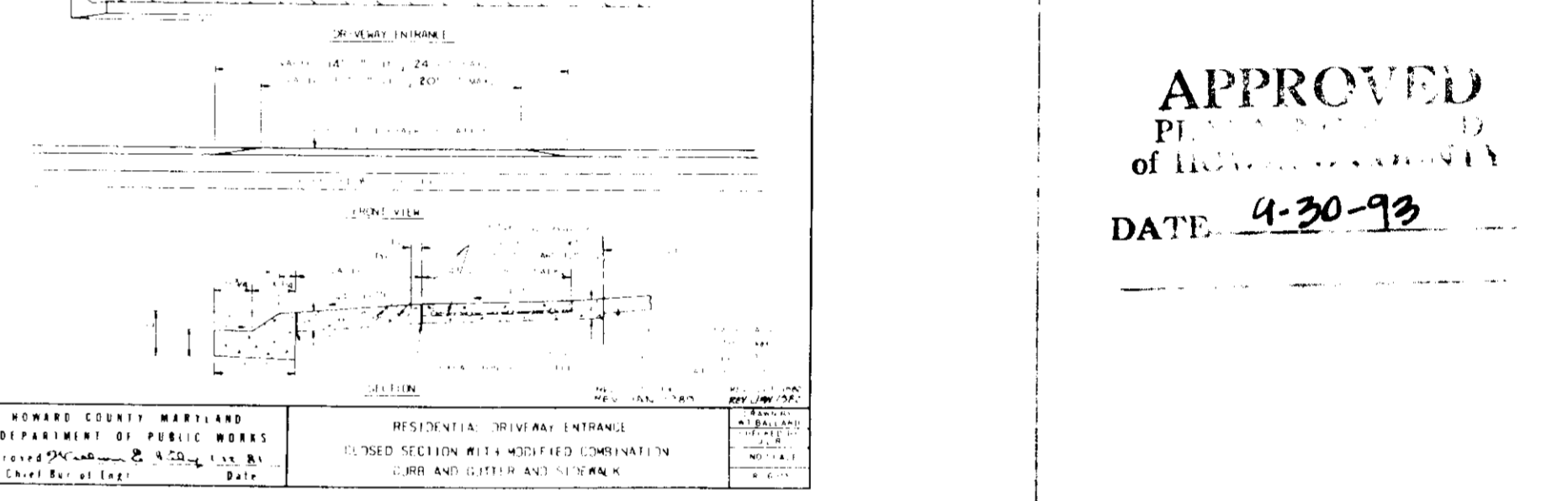
DEVELOPER'S CERTIFICATION:
I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard County Sediment Control Inspector.

ENGINEER'S CERTIFICATION:
I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard County Sediment Control Inspector.

John W. Raneochia, Sr. 10-21-93
DATE



APPROVED
DATE 4-30-93



SECTION A-A
NO SCALE

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT

JOHN W. RANECHIA, SR. 1-27-94
DATE

APPROVED HOWARD COUNTY DEPT. OF PLANNING & ZONING

ANGEL SOUTH 2-1-94
DATE

GINA DUMMAR 1/31/94
DATE

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS AND PUBLIC ROADS,
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

JAMES P. SLEW 1/14/94
DATE

PAUL W. SPOON 1/14/94
DATE

VILLAGE OF LONGREACH
SECTION 4, AREA 3, LOTS A1-A99

OWNER / DEVELOPER

TRAFALGAR HOUSE
8965 GUILFORD ROAD
SUITE 290
COLUMBIA, MARYLAND 21046

DMW
Daft McCune Walker, Inc.

SITE, SEDIMENT & EROSION CONTROL DETAILS

DATE: 10-21-93
DATE

Professional Engineer No. 0951

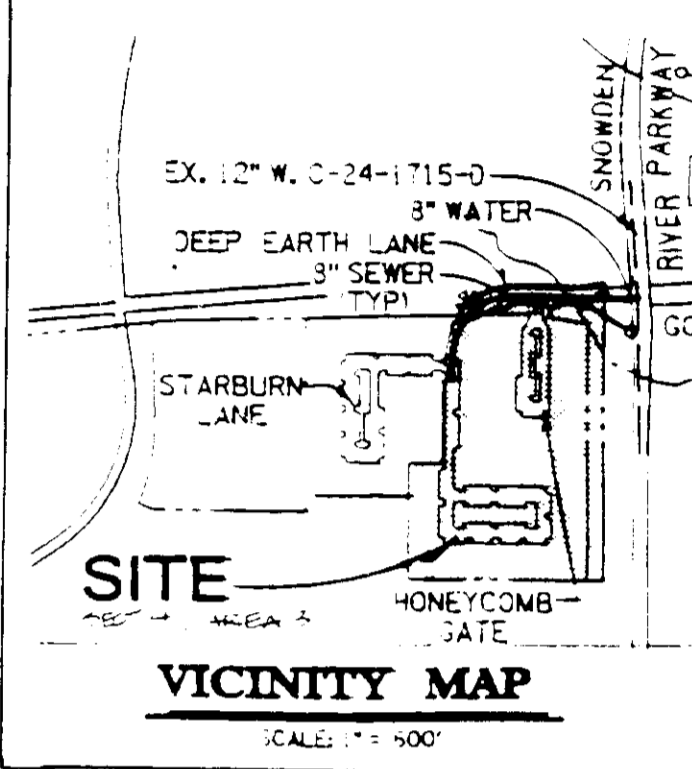
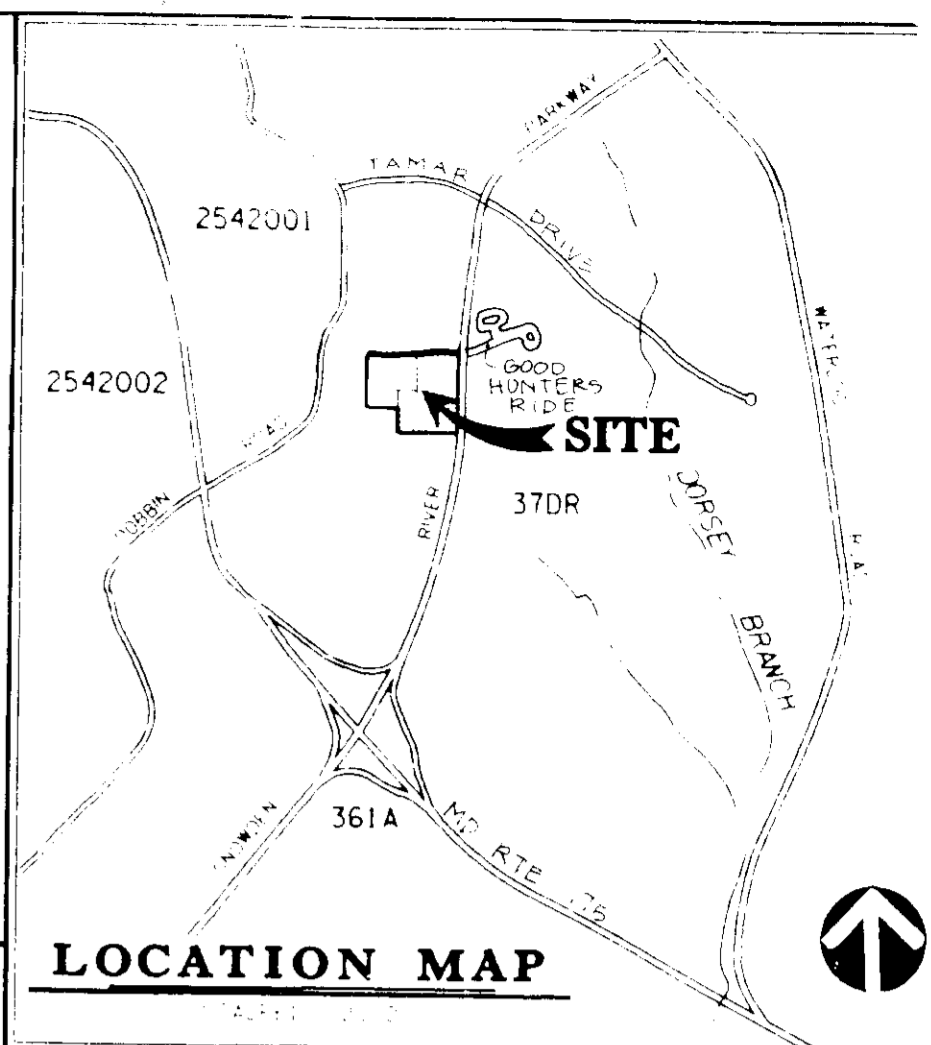
Professional Engineer No. 0951

DATE: 8/18/93
DATE

Professional Engineer No. 0951

PLANT LIST (SHEET 6 OF 9)

QUANTITY	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
42	AR-1	Acer rubrum 'Red Sunset'	Red Sunset Maple	2" x 12"	3.6.8	
20	ALP	Fraxinus spicosa 'Palmere'	Palmere Alder	2" x 12"	3.6.8	
6	LOS	Liquidambar styraciflua	Sweetgum	2" x 12"	3.6.8	
4	PKAB	Platanus x acuminata 'Bloodgood'	Bloodgood Plane Tree	2" x 12"	3.6.8	
24	SP-1	Quercus prinus	White Oak	2" x 12"	3.6.8	
5	TCE	Tilia mucronata	Whiteflower Linden	2" x 12"	3.6.8	Full Crown
7	ZVGT	Zelkova serrata 'Village Green'	Village Green Zelkova	2" x 12"	3.6.8	
Flowering Trees						
10	JK	Junonia sp.	Junonia	2" x 12"	3.6.8	5-17'
6	MF	Malus floribunda	Japanese Flowering Dogwood	2" x 12"	3.6.8	5-17'
14	PCT	Prunus cerasifera 'Thundercloud'	Thundercloud Plum	2" x 12"	3.6.8	5-17'
21	CV	Prunus virginiana	Black Cherry	2" x 12"	3.6.8	5-17'
Evergreen Trees						
38	PA-1	Pinus strobus	Norway Spruce	3'-8"	3.6.8	'Navy/Natural'
58	PS-1	Thuja occidentalis	Eastern White Pine	3'-8"	3.6.8	'Navy/Natural'
15	TMD	Taxus media 'Dane's Form 1 S'	Dane's Yew	24"-30"	3.6.8	
REMARKS: 15 LANTS X 3 TREES ANT 125 TREES 10% MAJOR SHADE TREES = 143 TREES						
RECOMMENDED: 200 SHADE TREES, 700 FLOWERING TREES, 1875 EVERGREEN TREES, 200-1 (100-1) (1) (1) 125 TREES						



APPROVED
 PLANNING & ZONING
 OF HOWARD COUNTY, MD
 DATE: 9-30-93

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: *James W. Boyd* DATE: 1-24-94
 APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 DIRECTOR: *James W. Boyd* DATE: 2/1/94
 CHIEF DIVISION OF LAND DEVELOPMENT AND RESEARCH: *Gina Johnson* DATE: 1/31/94
 APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: *James W. Boyd* DATE: 1/14/94
 CHIEF BUREAU OF ENGINEERING: *Robert Johnson* DATE: 1/10/94

VILLAGE OF LONGREACH
 SECTION 4, AREA 3, LOTS A1-A99
OWNER / DEVELOPER
 TRAFALGAR HOUSE
 8965 GUILFORD ROAD
 SUITE 290
 COLUMBIA, MARYLAND 21046

DMW
 Daft McCune Walker, Inc.
 10-21-93
 Date

PROFESSIONAL ENGINEER

STATE OF MARYLAND

SECTION: AREA 4/3 LOT/PARCEL: A1-A99
 CITY OF LYTTON: BLOCK: 36 & 37 ELEC. DISTRICT: 36 & 37 CENSUS TRACT: 47-2
 WATER CODE: SEWER CODE:

TITLE: **LANDSCAPE PLAN**

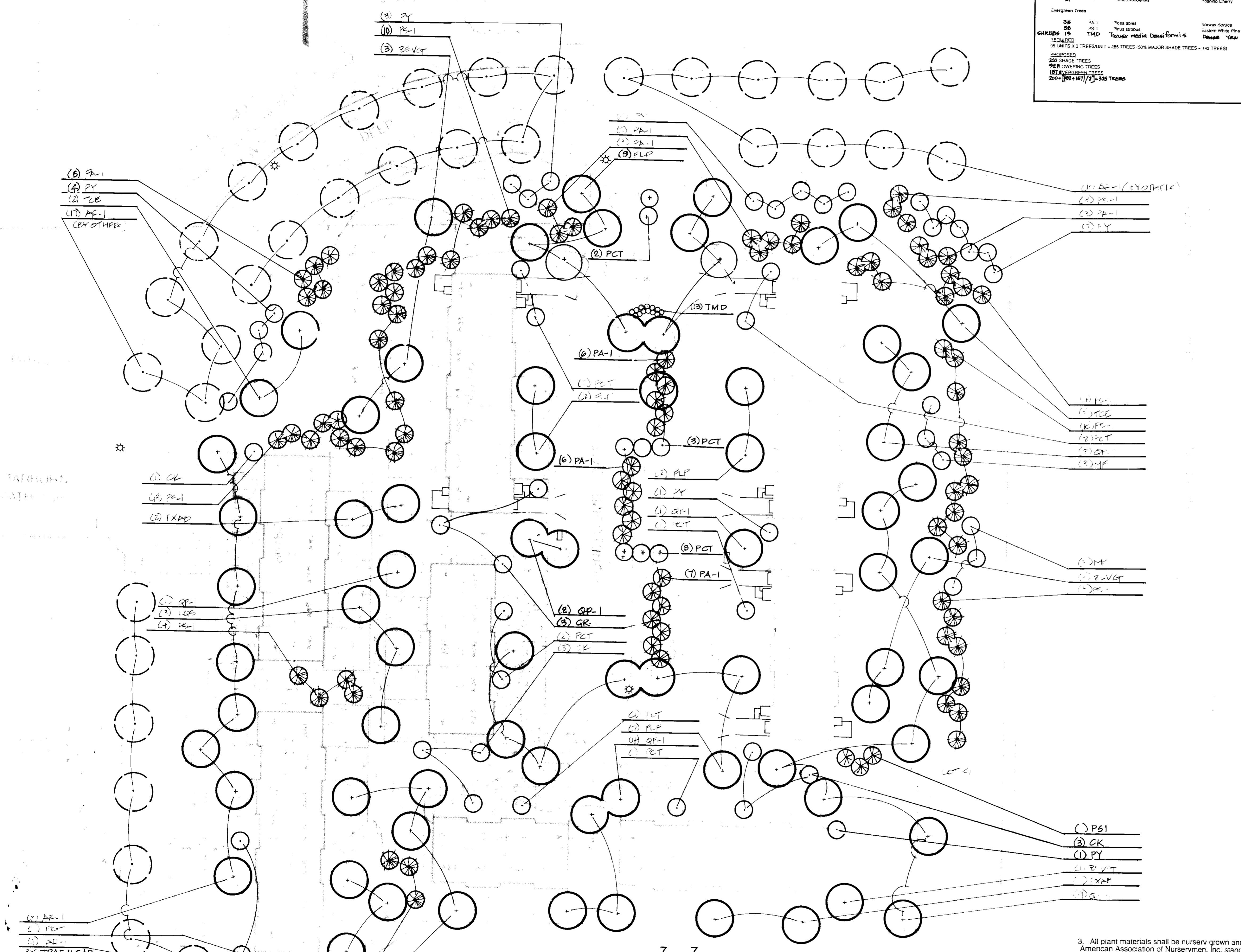
Des By: Scale: 1" = 30' Proj. No. 89088F
 Drn By: JFG Date: 8/18/93
 Chk By: FR Approved: JWR

Professional Engr. No. 10551

6 OF 7

LEGEND:
 SHADY TREE
 FLOWERING TREE
 EVERGREEN TREE
 EXISTING TREE
 PROPOSED CENTERLINE
 EXISTING TREE LINE
 PROPOSED TREE LINE
 BY OTHERS

NOTES: 1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 2. FINANCIAL SURETY FOR THE REQUIRED 285 LANDSCAPE TREES IN THE AMOUNT OF \$28,500 IS PART OF THE GRADING PERMIT AGREEMENT.

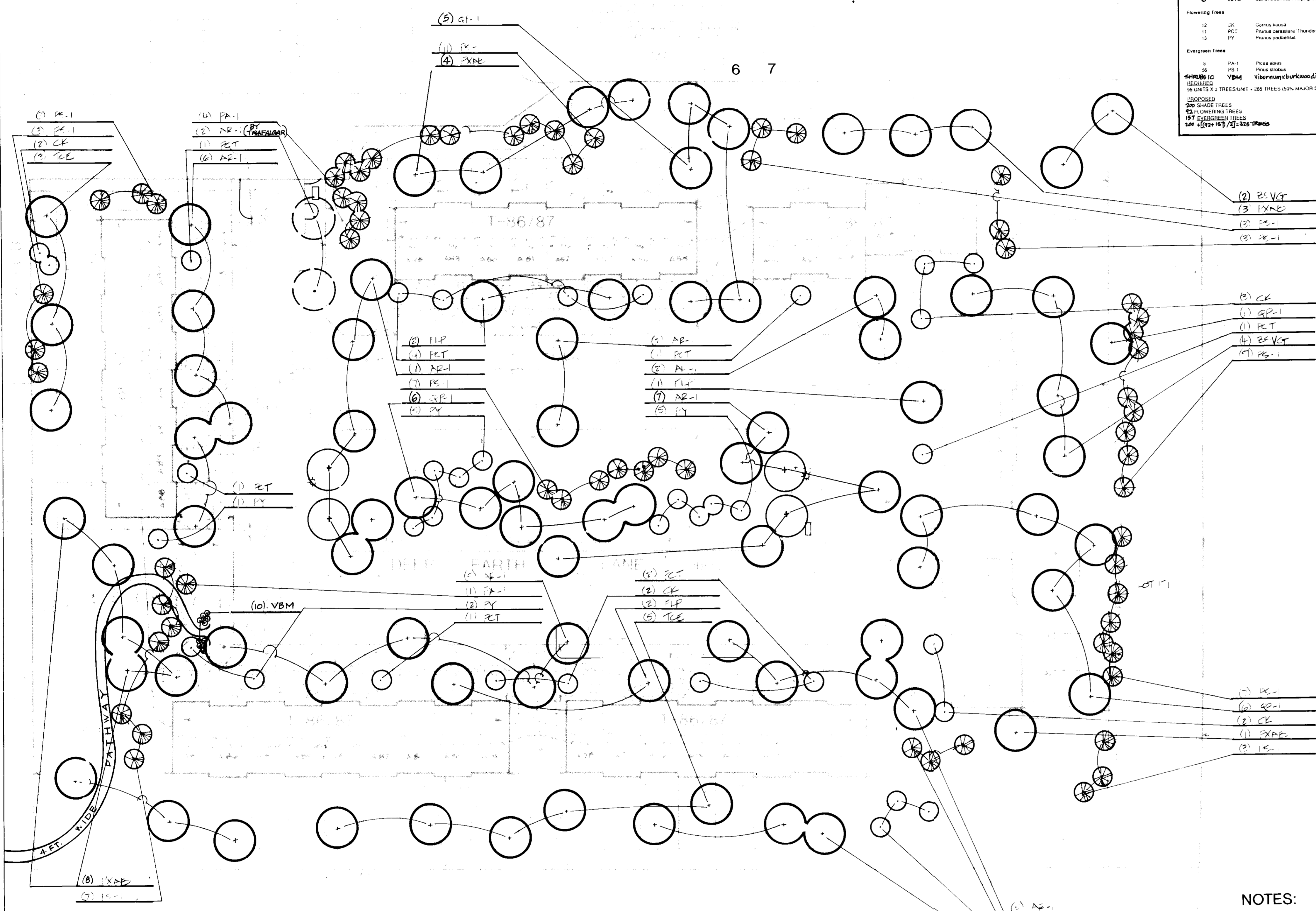
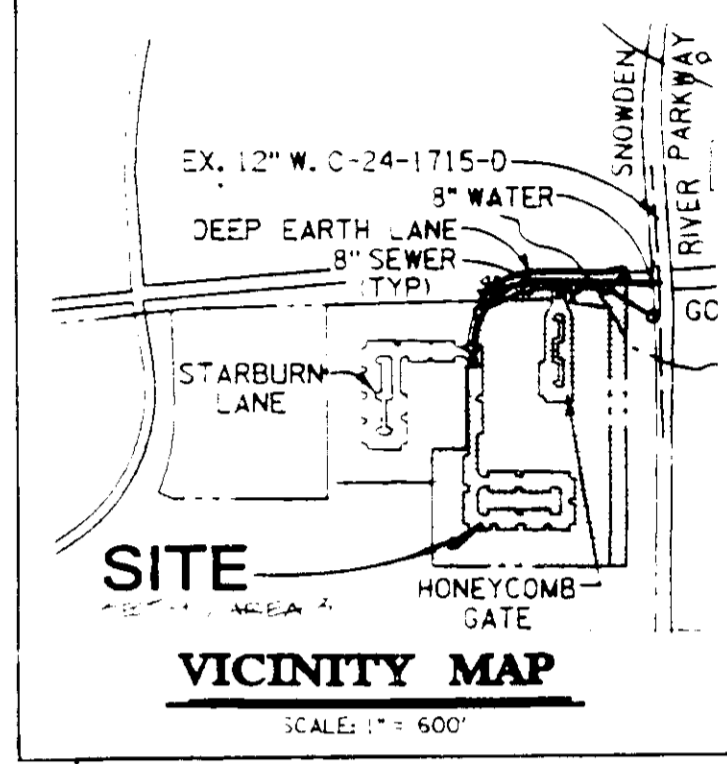
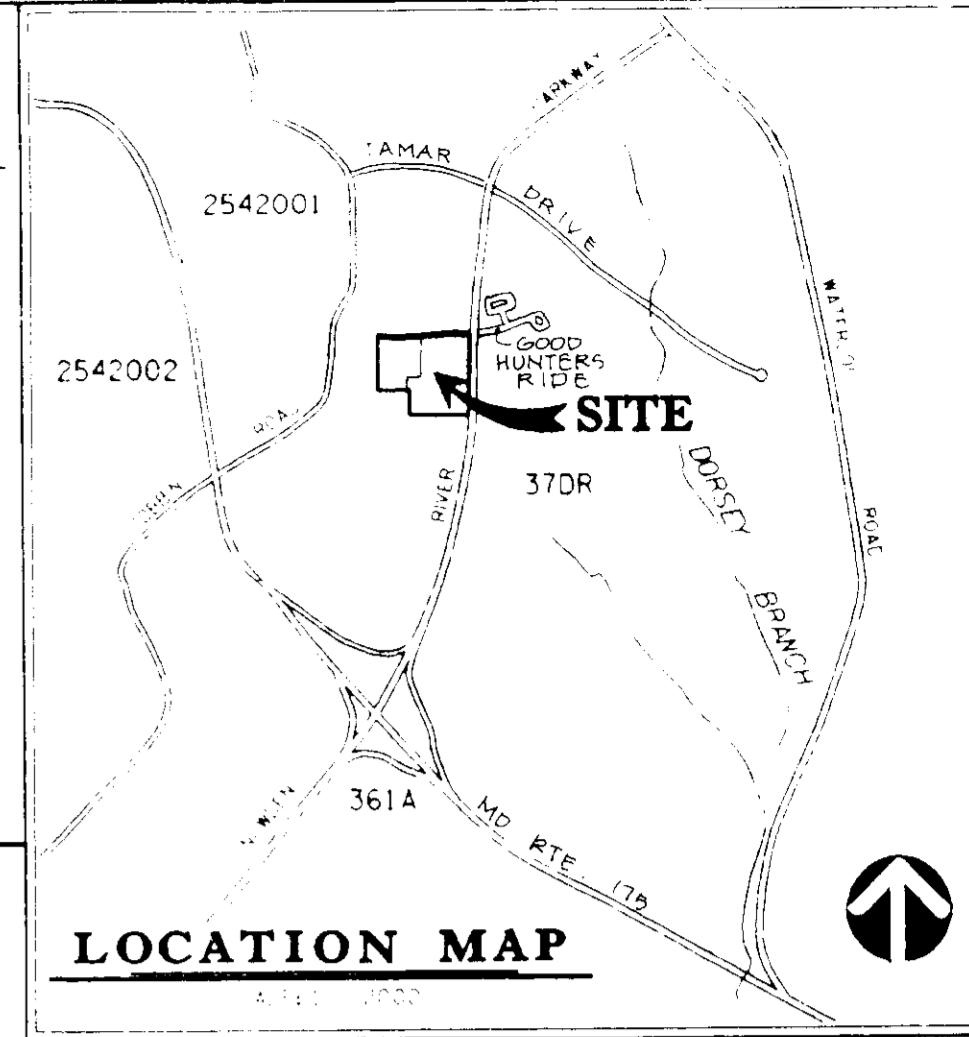


7 7
 LAYOUT PER HRD SCHEMATIC REVIEW WITH FINAL REVIEW PENDING
 THIS PLAN IS FOR LANDSCAPE INSTALLATION PURPOSES ONLY

- All plant materials shall be nursery grown and shall conform to American Association of Nurserymen, Inc. standards.
- All planting procedures and specifications shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area" latest edition and DMW specifications.
-

PLANT LIST (SHEET 7 OF 9)

QUANTITY	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
Canopy Trees						
36	AR-1	Acer natrum / Hard Sorrel	Red Sorrel Maple	2' 2 1/2"	B & B	
5	FLP	Platanus lanceolata / Palmetto	Palmetto Ash	2' 2 1/2"	B & B	
0	LDB	Liquidambar styraciflua	Sweetgum	2' 2 1/2"	B & B	
10	PKAS	Platanus x scabra / Bloodgood	London Plane Tree	2' 2 1/2"	B & B	Full Crown
10	GP-1	Quercus prinus	Pin Oak	2' 2 1/2"	B & B	
8	TCE	Ficus aschra	Creeping Fig	2' 2 1/2"	B & B	
6	DSV3	Zakova tortosa / Village Green	Village Green Zakova	2' 2 1/2"	B & B	
Flowering Trees						
12	OK	Gonhea kusa	Kusa Dogwood	2' 2 1/2"	B & B	8' 10"
11	PCT	Prunus cerasifera / Thunderbolt	Purple Leaf Plum	2' 2 1/2"	B & B	8' 10"
13	PY	Prunus yedoensis	Yoshino Cherry	2' 2 1/2"	B & B	8' 10"
Evergreen Trees						
5	PA-1	Pinus strobus	Norway Spruce	6' 6"	B & B	Heavy/Natural
56	PS-1	Pinus strobus	Eastern White Pine	6' 6"	B & B	Heavy/Natural
SHRUBS (0)						
VEGETATION						
250 SHADE TREES						
125 FLOWERING TREES						
157 EVERGREEN TREES						
200 - (100 x 15) / 25' = 320 TREES						



NOTES: 1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
2. FINANCIAL SURETY FOR THE REQUIRED 285 LANDSCAPE TREES IN THE AMOUNT OF \$28,500 IS PART OF THE GRADING PERMIT AGREEMENT.

APPROVED
PLANNING & ZONING
OF HOWARD COUNTY
DATE 9-30-94

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
DATE 1-24-94
APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
DATE 2/1/94
APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE 1/13/94

VILLAGE OF LONGREACH
SECTION 4, AREA 3, LOTS A1-A99
OWNER / DEVELOPER

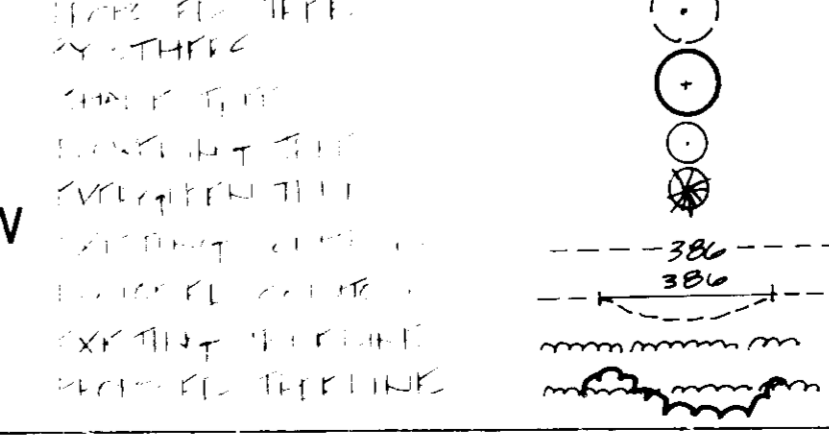
TRAFALGAR HOUSE
8965 GUILFORD ROAD
SUITE 290
COLUMBIA, MARYLAND 21046

DMW
Daft McCune Walker, Inc.
10-21-93
Date

DATE BY REVISIONS
10-21-93
Date
Professional Eng. No. 10351

NOTES:
• THE CONTRACTOR SHALL VERIFY ALL LOCATIONS, DIMENSIONS, AND GRADES BEFORE PROCEEDING WITH CONSTRUCTION.
• All plant materials shall be nursery grown and shall conform to American Association of Nurserymen, Inc. standards.
• All planting procedures and specifications shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area" latest edition and DMW specifications.

LEGEND:



• LAYOUT PER HRD SCHEMATIC REVIEW WITH FINAL REVIEW PENDING
• THIS PLAN IS FOR LANDSCAPE INSTALLATION PURPOSES ONLY

